



Croft Close,
Two Gates, Tamworth, B77 1BF

£285,000

Property Features

- Modern three bedroom semi detached home
- Spacious open-plan kitchen/diner
- Bright and comfortable living room
- Downstairs WC for convenience
- Principal bedroom with en-suite shower room
- Two additional well proportioned bedrooms
- Family bathroom on the first floor
- Ample built-in storage including cupboards on both floors
- Private rear garden with patio and lawn
- Off-road parking and attractive front aspect

Full Description

This beautifully presented three bedroom semi-detached home offers a superb balance of modern living and practical design, making it an excellent choice for families, first time buyers, or those looking to upsize. The property has been thoughtfully laid out to maximise space and natural light, creating a welcoming and comfortable environment throughout.

Finished in a contemporary style, the home features well proportioned rooms, neutral décor, and a layout that supports both everyday living and entertaining. With the added benefits of off-road parking, private outdoor space, and an en-suite to the principal bedroom, this property is ready to move into and enjoy.

THE FORE

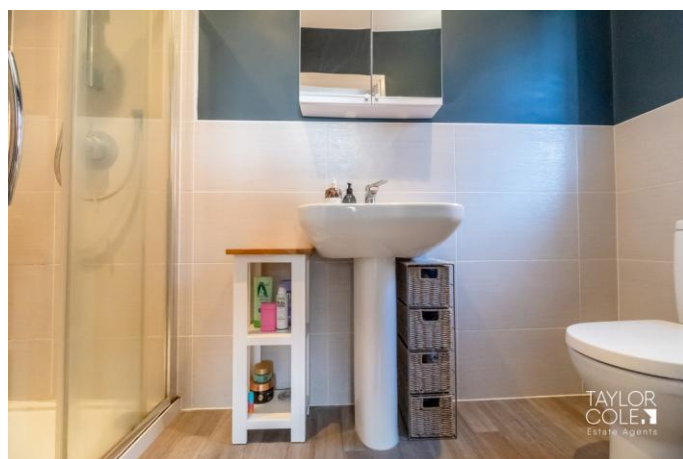
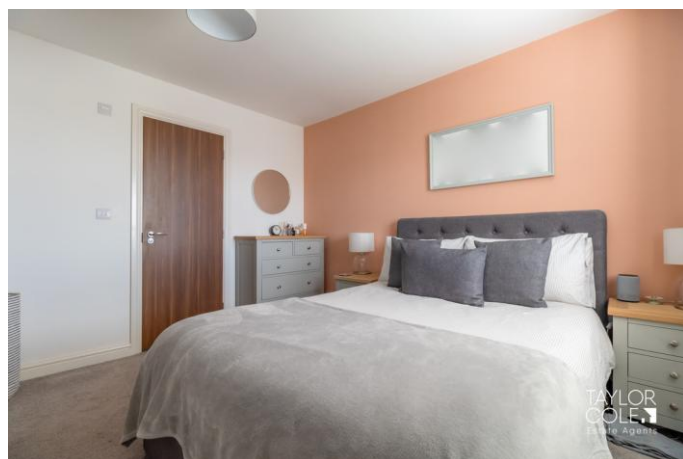
The property boasts an attractive and well maintained frontage, set within a quiet residential development. Its modern brick exterior and clean lines give it a smart and inviting appearance, while the positioning offers a sense of privacy and kerb appeal.

To the front, there are two convenient allocated parking spaces, ensuring ease for homeowners and visitors alike. The surrounding area is neatly presented, contributing to a pleasant first impression and reflecting the well-kept nature of the neighbourhood.

GROUND FLOOR

Upon entering the property, you are welcomed into a central hallway that provides access to the main living areas. The living room is bright and spacious, benefiting from a large window that allows natural light to fill the space, creating a warm and relaxing atmosphere, perfect for unwinding or hosting guests.

To the rear, the open-plan kitchen/diner serves as the heart of the home. This generous space is ideal for both family life



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and entertaining, offering ample room for dining and cooking. With direct access to the garden, it seamlessly connects indoor and outdoor living. A convenient downstairs WC and additional storage cupboard enhance the practicality of the ground floor layout.

LIVING ROOM

15' 8" x 15' 6" (4.78m x 4.72m)

OPEN KITCHEN/DINER

15' 7" x 9' 1" (4.75m x 2.77m)

WC

2' 7" x 5' 9" (0.79m x 1.75m)

FIRST FLOOR

The first floor offers three well proportioned bedrooms, each designed to provide comfort and flexibility. The principal bedroom is a standout feature, complete with its own en-suite shower room, creating a private retreat for homeowners. The additional bedrooms are ideal for children, guests, or even a home office setup.

A modern family bathroom serves the remaining bedrooms and is finished to a good standard. The landing area also includes useful storage, ensuring the home remains clutter-free and functional for everyday living.

BEDROOM ONE

11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM ONE EN-SUITE

3' 8" x 9' (1.12m x 2.74m)

BEDROOM TWO

9' 7" x 9' 2" (2.92m x 2.79m)

BEDROOM THREE

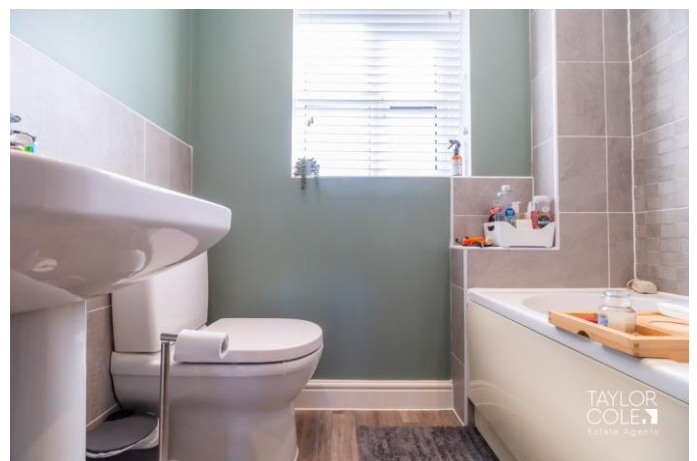
7' 5" x 9' 9" (2.26m x 2.97m)

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)

THE REAR

To the rear of the property, you will find a private and enclosed garden that has been designed for both relaxation and entertaining. The combination of a paved patio area and a well maintained lawn offers versatility, whether you are hosting outdoor gatherings or enjoying quiet family time. The garden is fully enclosed, providing a safe and secure



environment for children and pets. With plenty of space for outdoor furniture and potential for further personalisation, this area truly complements the indoor living space and enhances the overall appeal of the home.

ANTI MONEY LAUNDERING

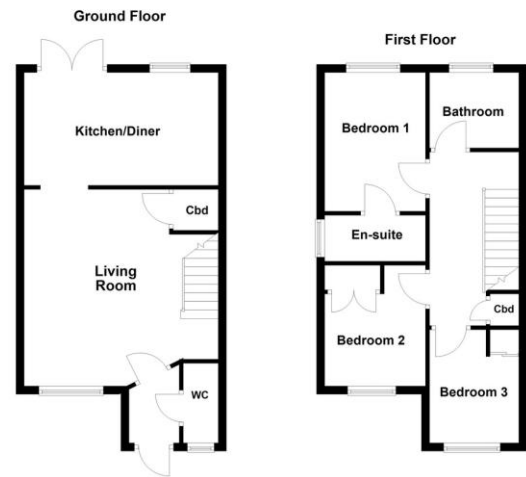
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements